

This instrument was prepared by:  
John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
James B. Monson, Jr.  
Tracie Monson  
1134 Herrington Street  
Birmingham, AL 35242

**CORPORATION FORM WARRANTY DEED – Jointly for Life with Remainder to Survivor**



20100819000266180 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/19/2010 11:41:44 AM FILED/CERT

STATE OF ALABAMA )  
  
SHELBY COUNTY )

That in consideration of Three Hundred Sixteen Thousand Seven Hundred Ninety Eight  
and No/100----- (\$ 316,798.00 ) Dollars  
to the undersigned grantor, **INVESTMENT ASSOCIATES, LLC**, an Alabama limited liability company,  
(herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby  
acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto  
James B. Monson, Jr. and Tracie Monson,  
(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the  
survivor of them in fee simple, together with every contingent remainder and right of reversion, the following  
described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

\$327,250.00 of said purchase price recited above is being paid by a mortgage loan  
closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, for and during their joint lives and upon the death of  
either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever,  
together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors  
and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as  
aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees,  
their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by NSH CORP., by its Authorized Representative, who  
is authorized to execute this conveyance, hereto set its signature and seal, this the 17th day of  
August, 2010.

INVESTMENT ASSOCIATES, LLC, an Alabama  
limited liability company

By: NSH CORP., Sole Member

By: [Signature]  
Authorized Representative

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
James H. Belcher, whose name as Authorized Representative of NSH CORP., a  
corporation, as Sole Member of INVESTMENT ASSOCIATES, LLC, an Alabama limited liability company, is  
signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same  
voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17th day of August, 2010.

My Commission Expires:  
08/04/2013

[Signature]  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 80, according to the Final Plat of Residential Subdivision, Beaumont Phase 5, as recorded in Map Book 39, Page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions appearing of record in Instrument 20060411000166620, in the Probate Office of Shelby County, Alabama; (3) Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama; (4) The Rights of Upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property; (5) Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama; (6) Grant of Land Easement with restrictive covenants recorded in Instrument 20070418000180130 in the Probate Office of Shelby County, Alabama; (7) Restrictive Covenants appearing of record in Instrument 20060411000166620 and Instrument 20071130000543120, in the Probate Office of Shelby County, Alabama; (8) Building Lines as shown on recorded plat; (9) Easements as shown on recorded plat.